

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin, AICP *AZ for*
Associate Director

DATE: April 11, 2022

SUBJECT: BZA Case No. 20680 – 801 20th Street NE

APPLICATION

DMV Realty Investments, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exception from the rear addition requirements of Subtitle E § 205.4; pursuant to Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2 to construct a third story with roof deck and rear addition, and convert to 3-unit apartment house, a semi-detached, three story with cellar, principal dwelling unit. The site is located in the RF-4 Zone at 801 20th Street NE (Square 4495, Lot 20) and is served by a 16-foot rear public alley.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of the requested relief.

DDOT notes that the Surveyors Plat (Exhibit 2) shows two (2) parking spaces within the building restriction area along H Street NE, which is not permitted in DDOT-regulated space. The Applicant’s plans (Exhibit 28) do correctly show all parking spaces behind the Building Restriction Line (BRL) fully outside of DDOT-regulated space. DDOT requests the Applicant confirm that all parking spaces will be behind the BRL and that the parking spaces are screened with landscaping so they are less visible from the public sidewalk on H Street NE.

STREETSCAPE AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project within District owned right-of-way or the DDOT-regulated building restriction area, such as the proposed leadwalk, steps, porch, egress well, and proposed additions, the Applicant is required to pursue a public space permit through DDOT's permitting process. It is noted that the site has two 15-foot Building Restriction Lines (BRL) along 20th Street and H Street NE. The area between the property line and BRL is regulated as if it is DDOT public space and should remain park-like with landscaping. The Applicant should confirm that the proposed parking spaces are fully behind the BRL and not within the building restriction area. Additionally, landscaped screening should be added along the edge of the parking spaces to make them less visible from the public sidewalk on H Street. The landscaping may be placed on private property or within DDOT public space.

The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#) (DEM), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

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